

E-Filed on 05/25/07

DIAMOND MCCARTHY LLP

909 Fannin, Suite 1500
Houston, Texas 77010
Telephone (713) 333-5100
Facsimile (713) 333-5199

Allan B. Diamond, TX State Bar No. 05801800
Email: adiamond@diamondmccarthy.com
Eric D. Madden, TX State Bar No. 24013079
Email: emadden@diamondmccarthy.com

Special Litigation Counsel for USACM Liquidating Trust

LEWIS AND ROCA LLP

3993 Howard Hughes Parkway, Suite 600
Las Vegas, NV 89169-5996
Telephone (702) 949-8320
Facsimile (702) 949-8321

Susan M. Freeman, AZ State Bar No. 004199
Email: sfreeman@lrlaw.com
Rob Charles, NV State Bar No. 006593
Email: rcharles@lrlaw.com

Counsel for USACM Liquidating Trust

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA**

In re:

USA COMMERCIAL MORTGAGE
COMPANY,

USA CAPITAL REALTY ADVISORS,
LLC,

USA CAPITAL DIVERSIFIED TRUST
DEED FUND, LLC,

USA CAPITAL FIRST TRUST DEED
FUND, LLC,

USA SECURITIES, LLC,

Debtors.

Affects:

- ☐ All Debtors
- ☒ USA Commercial Mortgage Company
- ☐ USA Capital Realty Advisors, LLC
- ☐ USA Capital Diversified Trust Deed Fund, LLC
- ☐ USA Capital First Trust Deed Fund, LLC
- ☐ USA Securities, LLC

Case No. BK-S-06-10725-LBR
Case No. BK-S-06-10726-LBR
Case No. BK-S-06-10727-LBR
Case No. BK-S-06-10728-LBR
Case No. BK-S-06-10729-LBR

CHAPTER 11

Jointly Administered Under Case No.
BK-S-06-10725 LBR

**MOTION FOR ORDER REQUIRING
COMMONWEALTH LAND TITLE
INSURANCE COMPANY TO
PRODUCE DOCUMENTS AND ONE
OR MORE REPRESENTATIVES
FOR EXAMINATION PURSUANT
TO FEDERAL RULE OF
BANKRUPTCY PROCEDURE 2004**

[No hearing required]

Pursuant to Federal Rule of Bankruptcy Procedure 2004, the USACM Liquidating Trust (the "Trust" or "Movant") hereby moves this Court for an order requiring Commonwealth Land Title Insurance Company ("Commonwealth") to produce documents and one or more representatives, as set forth in the subpoena to be issued under Federal

1 Rule of Bankruptcy Procedure 9016, to appear for examination at the office of
 2 Development Specialists, Inc., 333 S. Grand Avenue, Suite 4070, Los Angeles, California
 3 90071-1544, on a business day no earlier than ten (10) business days after the filing of this
 4 Motion and no later than July 15, 2007, or at such other mutually agreeable location, date,
 5 and time, and continuing from day to day thereafter until completed.
 6

7 This Motion is further explained in the following Memorandum.

8
 9 **Memorandum**

10 The Trust seeks information concerning various transactions between
 11 Commonwealth and USACM, the other debtors in the above-captioned cases (together
 12 with USACM, the “Debtors”), and the Debtors’ affiliates, subsidiaries, parents, or
 13 otherwise related entities. Commonwealth is one of several title companies that
 14 participated in the documents of loan transactions between the Debtors and their
 15 borrowers. The Trust seeks this information from the title companies to assist in the
 16 collection of the assets and the investigation of the liabilities of the Debtors.
 17

18 In particular, the Trust will seek the following categories of documents from
 19 Commonwealth and other title companies:
 20

- 21 • Closing statements from transactions in which Debtors participated;
- 22 • Purchase contracts, amendments, and assignments from these transactions;
- 23 • Deeds of trust from these transactions;
- 24 • Documents identifying other escrows relating to the properties at issue;
- 25 • Title policies issued in connection with the closing of the transactions in
 26 which Debtors participated.

The requested discovery from Commonwealth is within the scope of examination permitted under Bankruptcy Rule 2004, which includes:

[t]he acts, conduct, or property or . . . the liabilities and financial condition of the debtor, or . . . any matter which may affect the administration of the debtor's estate, or to the debtor's right to a discharge. In a . . . reorganization case under chapter 11 of the Code, . . . the examination may also relate to the operation of any business and the desirability of its continuance, the source of any money or property acquired or to be acquired by the debtor for purposes of consummating a plan and the consideration given or offered therefore, and any other matter relevant to the case or to the formulation of a plan.¹

Conclusion

Accordingly, the Movant requests that this Court enter the form of order submitted with this Motion.

Dated: May 25, 2007.

DIAMOND MCCARTHY LLP

LEWIS AND ROCA LLP

By: /s/ Eric D. Madden
 Allan B. Diamond, TX 05801800 (pro hac vice)
 William T. Reid, IV, TX 00788817 (pro hac vice)
 Eric D. Madden, TX 24013079 (pro hac vice)
 909 Fannin, Suite 1500
 Houston, Texas 77010
 (713) 333-5100 (telephone)
 (713) 333-5199 (facsimile)

By: /s/ Rob Charles
 Susan M. Freeman, AZ 4199 (pro hac vice)
 Rob Charles, NV 6593
 3993 Howard Hughes Parkway, Suite 600
 Las Vegas, Nevada 89169-5996
 (702) 949-8320 (telephone)
 (702) 949-8321 (facsimile)

*Special Litigation Counsel for
 USACM Liquidating Trust*

Counsel for USACM Liquidating Trust

¹ FED.R. BANKR. P. 2004(b).